

Allerdale Borough Council

Delegated Planning Application

Reference No: 2/2016/0159
Valid Date: 25/04/2016
Location: Wiggonby House
Wiggonby
Wigton
Applicant: Mr S Todhunter

Drawing Numbers: 2015-03 AL0001- Location Plan (amendment received 18 July 2016)
2015-03 ALL (00)02 Rev C Proposed Block Plan (amendment received 18 July 2016)
201-03 AL (00)113-115 Rev B Proposed Elevations Barns E and F (amendment received 18 July 2016)
2015-03 AL (00) 110-112 Rev B Proposed Elevations Barns A-B and B-C (amendment received 18 July 2016)
2015-03 AL(00) 104 Rev B Ground Floor Plan as Proposed (amendment received 18 July 2016)
2015-03 AL (00)105 Rev B First Floor Plan as proposed (amendment received 18 July 2016)
2015-03 AL (00) 106 Rev B Proposed Roof Plan (amendment received 18 July 2016)
2015-03 AL (00) 103 REV C Proposed Site Layout (amendment received 18 July 2016)
2015-03 AL (00)20 Formation of Internal Structure Barn F 2015-03 AL (00)- 103 REV C Proposed Site Layout (amendment received 18 July 2016)
2015-03 AL(00)120-121 Elevations & Plan as Proposed: Detail of Garage Doors 2015-03 AL (00)- 103 REV C Proposed Site Layout (amendment received 18 July 2016)
Daytime Roost Inspection for Bats, Breeding Birds and Barn Owl and Roost Emergence / Re-entry Surveys for Bats
16-C-14350/2 Drainage Layout□□

Proposed Development: Change of use of redundant farm buildings to 3 residential dwellings
Recommendation:

Summary/Key Issues

Issue	Conclusion
Principle of development	The proposal seeks to convert existing barns to residential units with the principle accepted under Policy S31.
Design and materials	The proposal will see the character of the barns retained with the materials appropriate to the location. The existing openings are to be utilised where possible with new openings kept to a minimum. The proposal contains a small element of new build, however these are on the footprint of existing buildings.
Residential Amenity	The amenity to nearby properties and the proposed dwellings will not significantly be affected. Occupiers of the proposal would not be affected by nearby uses.
Highways	Officers consider the existing access arrangements are acceptable and an appropriate level of parking provision has been provided.
Ecology	The applicant has carried out the appropriate ecological assessments and the proposal is considered acceptable subject to adhering to the mitigation measures proposed.

Proposal

The proposal seeks permission for the conversion of traditional courtyard of agricultural buildings to form three separate residential dwellings.

Site

Wiggonby House is a collection of barns sited in a courtyard manor with an existing two storey residential dwelling to the south of the site facing the main highway. This dwelling is to be retained. Existing agricultural buildings lie to east of the site and are in the same ownership as the application site with a residential dwelling and large amenity area to the west.

Relevant Policies

National Planning Policy Framework

Building a strong, competitive economy
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment
Delivering a wide choice of high quality homes
Requiring good design

Allerdale Local Plan (Part 1) July 2014

Policy S1 - Presumption in favour of sustainable development
Policy S2 - Sustainable development principles
Policy S3 - Spatial Strategy and Growth

Policy S4 - Design principles
Policy S5 - Development Principles
Policy H27 – Heritage Assets
Policy S29 - Flood Risk and Surface Water Drainage
Policy S31 - Reuse of rural buildings and replacement of dwellings in the countryside
Policy S32 - Safeguarding amenity
Policy S33 - Landscape
Policy S35 - Protecting and enhancing biodiversity and geodiversity
Policy DM12 - Sustainable Construction
Policy DM14 - Standards of Good Design
Policy DM15 - Extensions and alterations to existing buildings and properties

Representations

Aikton Parish Council – Not object.

Environmental Health – No objections. To preserve amenity of the proposed development. It is recommended that livestock are not housed in the agricultural sheds within a 34 metre radius of the application.

Cumbria Highways – The drainage matter raise in my last letter has now been resolved. The only issue I would now raise concerns the gateway arrangements onto this site, this needs to be wide enough for two cars to pass each other, 5.5m, assuming this issue is resolve then I would raise no objections to the proposal from a highway point of view subject to conditions attached.

County Archaeologist – In the event that planning consent is granted, the existing traditional buildings are recorded prior to alteration.

Fire Officer – No issues regarding access for fire service vehicles to and from the site.

Cumbria Wildlife Trust – No reply to date.

The application has been advertised on site and adjoining owners have been notified. No representations have been received to date.

Main Issues:

Principle of development

The application site is situated within the village of Wiggonby and houses a number of former agricultural buildings that differ in size and materials. The existing buildings form a courtyard development with the main house which is still in occupation as the central point to the courtyard.

Policies S1-S5 and S31 are satisfied with the conversion of the buildings into residential dwellings commensurate with the reuse of existing redundant buildings within an existing community setting.

The applicants have submitted a structural survey with the application that shows A, B, C and the majority of Barn F are capable of been converted. Part of Barn F and E are to be demolished. A new single storey extension will be built on the same footprint of demolished area of barn F with garages been erected on the footprint of the demolished barn E. Officers are satisfied that the scale of new build is marginal and the structural survey demonstrates the main residential accommodation can be converted.

Design and Materials

The applicant has made significant amendments to the design of the building further to officer's comments. The latest amended plans received 18 July 2016 make use of the existing openings with the number of new openings kept to a minimum. The new openings reflect openings generally found on buildings within the surrounding area and on the existing barns.

The external stone walls and slate roof are to be repaired and retained. The new windows and rainwater goods are to be powder coated aluminium, however the finished colour has not been provided. A condition can be attached to the proposal requiring this information to be provided. Untreated cedar or Siberian larch cladding is proposed to some parts of the building and for the garage doors, which are considered acceptable and in line with the character of the buildings.

The design is considered to be sympathetic to the original structures and would not detract from original buildings and nearby properties.

An enclosed bin store area is proposed adjacent to the new build garages.

Residential Amenity

The alterations would not significantly affect the residential amenities of any neighbouring dwellings or compromise daylight or private open space available to the surrounding residential properties.

To the east of the application site lies existing agricultural buildings that are in the same ownership as the applicant. These buildings are currently not used to house any livestock but there is currently no restriction on the use of the buildings. Environmental Health has not objected to the application, however to preserve the amenity of the proposed development, they recommend that a condition be attached restricting the use of any agricultural building within a 34m radius from housing livestock.

Highways and Parking

The application site currently has a sandstone wall to the front of the site with a single existing access point with gates installed. The existing access with the highway measure 7.2m with the access gates recessed and the opening into the site 2.9m. Four double garage are proposed to serve the development.

The Highways Authority raise no objections to the proposal, but have requested that the gateway arrangements onto the site, be widened to 5.5m to allow two cars to pass each other.

Planning Officers consider the existing access arrangements add to the character of the overall estate and would not wish to see these removed. The traffic flow through Wiggonby is reasonably light and the proposal is only for three residential units. On this basis officers consider the existing access arrangements will not result in a harmful affect on highway traffic and is considered acceptable as existing.

Drainage

Disposal of foul sewage is via a package treatment plant and surface water to an existing watercourse. The applicant has confirmed that the drain proposed for the conversion scheme is within the control of the applicant, and is the existing drain which currently, and historically, served the Wiggonby House farmstead. This has been indicated on the drainage layout plan. The LLFA raise no objections to this proposal.

Ecological

A daytime roost inspection for bats, breeding birds and barn owl survey has been submitted with the application. The report identified two active bat roosts present; these were used by individual bats / low numbers only. Feeding perches and probable night roosts have also been identified on site. There is also evidence of current use by roosting barn owl / local populations.

As the report has highlighted that the proposals for conversion of the barns will damage / destroy / disturb the bat roosts the report has provided a list of mitigation measures that must be adhered too. Officer are satisfied that the proposal complies with Policy S35 of the Allerdale Local Plan subject to adhering to the mitigation measures which can be controlled via condition.

Heritage

The county archaeologist response highlights that the traditional buildings at Wiggonby House are a variety of ages, with the earliest probably dating to the 18th century and the others dating throughout the 19th century. They had a range of historic functions, which is reflected in their diverse forms and architecture and, despite later alterations, still retain, many original features. The use and survival of the clay in some of the walls is particularly interesting as a once common building material in north and west Cumbria is a now rarity. The buildings are good examples of vernacular architecture and considered to be heritage assets of local interest and architectural significance. Their character and appearance will be affected by the local proposed demolition and conversion.

It is deemed appropriate to impose a condition relating to a survey being undertaken of the buildings prior to the works and demolition commencing.

Other Issues:

Local Financial Considerations

Having regard to S70 (2) of the Town and Country Planning Act the proposal will benefit from New Homes Bonus and future Council Tax Revenue.

Conclusion

Officers consider that a satisfactory level of development can be achieved on this site that would fit well within its surrounding environs and approval is recommended.

Annex 1

Conditions

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

2015-03 AL0001- Location Plan (amendment received 18 July 2016)

2015-03 ALL (00)02 Rev C Proposed Block Plan (amendment received 18 July 2016) 201-03 AL (00)113-115 Rev B Proposed Elevations Barns E and F

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Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

- 3. Details of all measures to be taken by the applicant / developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to the occupation of any unit hereby approved. Any approved works shall be implemented prior to the development being completed and shall be maintained operational at all times thereafter.**

Reason: In the interests of highway safety and environmental management.

- 4. The works shall be implemented solely in accordance with the mitigation strategy outlined in Section 6 of the Daytime Roost Inspection for Bats, Breeding Birds and Barn Owl and Roost Emergence Survey dated January 2015.**

Reason: To safeguard the habitat of bats in compliance with the National Planning Policy Framework, Policy S35 of the Allerdale Local Plan (Part 1), Adopted July 2014

and Policy E34 of the Cumbria and Lake District Joint Structure Plan, 2001-2016 (Saved).

5. **Prior to the carrying out of any alteration or demolition the existing historic buildings affected by the proposed development shall be recorded in accordance with a Level 2 survey as described in English Heritage's document 'Understanding Historic Buildings A Guide to Good Recording Practice, 2006'. Within two months of the commencement of construction works three copies of the resultant Level 2 survey report shall be furnished to the Local Planning Authority.**

Reason: To ensure that a permanent record is made of the existing buildings of architectural and historic interest prior to their alteration as part of the proposed development.

6. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or in any Statutory Instrument revoking or re-enacting that Order with or without modification) no development falling within Class(es) A, B, C, D and E of Part 1 of Schedule 2 of the said Order shall be carried out without the prior written permission of the Local Planning Authority upon an application submitted to it.**

Reason: The Local Planning Authority wishes to retain control over any proposed alterations/extensions in the interests of the appearance of the site and safeguard the amenities of adjacent properties.

7. **The agricultural buildings to the east of the site (as shown hatched green on the attached plan) shall not be used to house livestock or slurry.**

Reason: To preserve the amenity of the occupiers of the proposed dwellings, in accordance with Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2016.

8. **Details of the colour of the powder coated aluminium windows, doors and rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any unit hereby approved, and the development shall be implemented in accordance with the approved details.**

Reason: To ensure a satisfactory standard of development for the external appearance of the approved scheme which is compatible with the character of the surrounding area, in compliance with the National Planning Policy Framework and Policy DM14 of the Allerdale Local Plan (Part 1), Adopted July 2014.

Proactive Statement

Application Approved Following Revisions

The Local Planning Authority has acted positively and proactively in determining this application by identifying planning policies, constraints, stakeholder representations and matters of concern within the application (as originally submitted) and where appropriate negotiating, with the Applicant, acceptable amendments and solutions to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Notes to
Applicant:**

Case Officer Signature		Date	
Counter Signing Officer		Date	